

WARRANTY DEED-INDIVIDUAL  
For Sale by Auctioneers, Warren, Pennsylvania.FILED AND ENTERED at  
11:49 o'clock A.M. on

This App'd,

APR 23 1973

BOOK 376 PAGE 939

Made the 20<sup>th</sup> day of April

in the year

Nineteen hundred and seventy-three (1973).

Between MARION C. KINKEAD, widow, of the Borough of Warren,  
County of Warren and State of Pennsylvania,

and

FISHER & YOUNG, INC., a Pennsylvania Corporation, with  
principal office in Oil Creek Township, Crawford County,  
Pennsylvania,

grantor

Witnesseth. That in consideration of One and 00/100

(\$1.00)

Dollar

in hand paid, the receipt whereof is hereby acknowledged, the said grantor doth hereby grant and  
convey to the said grantee, All of the timber and trees standing and down  
measuring 12 inches and more in diameter one foot from the ground,  
on ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Spring Creek, County of Warren and State of Pennsylvania,  
described as follows:1. BEGINNING at the northeast corner, a hemlock  
tree; thence south 136 rods to a post; thence by land formerly owned  
by W. A. Irvine west to the corner of land formerly owned by Francis  
Bates; thence by land of said Bates 136 rods to a post; thence by  
land of said W. A. Irvine east to the place of beginning, containing  
64 acres 155 rods, more or less.2. BEGINNING at a post and stones in the north-  
west corner of the lot hereby conveyed; thence east 169 rods to a  
post; thence south 101 rods to a post; thence east 49.1 rods to a  
post; thence south 110.7 rods to a post; thence west 166 rods to a  
post; thence north 62.7 rods to a post; thence west 53.7 rods to a  
post; thence north 149 rods to a post and stones, the place of  
beginning, containing 237 acres of land, more or less, and being part  
of Tract No. 363.3. BEGINNING at the northwest corner of said  
piece of land at a post; thence in a southerly direction along the  
Morton Hill Road to the southwest corner of said piece of land,  
thence N 88 3/4° E 134.6 rods to a hemlock; thence N 1 1/4° E 131.4  
rods to a post; thence S 89 3/4° W 134.6 rods to a post, the place  
of beginning, containing about 105 acres, more or less.4. Being the homestead farm formerly of G. W.  
Nichols, and described in the three following several deeds: from  
Frank E. Bates and wife to C. W. Nichols dated March 21, 1890 and  
recorded in Deed Book 68, page 81, as commencing at a post in the  
south line of said property; thence by lands of Smith S 88 3/4° W  
55.5 perches to a post; thence by the same N 1 1/4° W to the state  
road, supposed to be about 145 rods; thence eastwardly along the  
center of said road to the northwest corner of land deeded by  
Francis Bates to L. L. Bates; thence S 1 1/4° E along said L. L.  
Bates' land to a post, the place of beginning, supposed to contain

about 55 or 54 acres of land out of Tract No. 303.

5. The east half of 63 acres of land deeded from George Yeager to Francis Bates on July 5, 1850 and recorded on July 3, 1851, off of Tracts No. 304 and 363.

BOOK 376 PAGE 940

6. As described in deed from L. L. Bates and wife to C. W. Nichols dated February 21, 1886, commencing in the center of the State Road and the center of the Morton Hill Road at the junction of those two roads; thence by land of Cordelia Leonard and W. A. Irvine S 1 1/4° E 185.5 rods to a beach, the southeast corner of the Francis Bates home farm; thence S 88 3/4° W along the south line of said farm 51 rods to a post; thence N 1 1/4° W to the State Road; and thence eastwardly along the center of said road to the center of said Morton Hill Road, the place of beginning, supposed to contain about 53 acres of land.

7. On the north by land above described; on the east by land of F. E. Bates; on the south by land formerly of C. W. Nichols; and on the west by land of M. Smith, containing about 31 1/2 acres of land; and also so much of the land described in deed from S. D. I. Newbold to the said C. W. Nichols dated March 22, 1888 and recorded in Deed Book 64, page 136, as lies west of the Morton Hill Road, and adjoining the lands hereinabove described.

8. On the south by lands owned by W. A. Irvine's heirs; on the west by the Morton Hill Road and land formerly owned by George Bates; on the north by land formerly owned by Mrs. Elias Wood; and on the east by the station road and lands formerly owned by Lewis Stoddard, containing 68 acres 59 rods of land, more or less, out of Tract No. 304.

9. On the north by land of Whiteley; on the east by land formerly of Greeley; on the south by lands formerly owned by W. A. Irvine; and on the west by lands conveyed to C. W. Nichols by F. J. Jones and wife, and a public road leading to Spring Creek R. R. Station and lands of Stoddard, containing 44 acres, more or less.

10. On the north by land of Tom Forbes; on the east by land formerly of W. A. Irvine and L. S. Clough; on the south by land formerly of William Morton now L. S. Clough, containing 45 acres, more or less.

11. Part of Tract No. 310, described as follows: BEGINNING in the center of the State Road at a point where the same crosses the Tract line between land formerly of Sarah D. I. Newbold and that of L. Greeley; thence S 1° 45' E 88 rods to a post, the southwest corner of Tract No. 310; thence N 88° 45' E along the southerly line of Tract No. 310, 81 rods to a post in said Tract line; thence N 2° W 109 1/2 rods to a post in the center of the State Road; thence along the center of said road westerly 84.3 rods to the place of beginning, containing 50 acres of land, more or less.

12. BEGINNING at a point in the center of the State Road, at the northeast corner of land heretofore conveyed by S. S. Wead, and running thence S 2° E 112.6 rods to a post at the southeast corner of said Wead's land, and in the south line of Tract No. 310; thence N 88 3/4° E 350 rods to the western bank of the Big Brokenstraw Creek at low water mark; thence northwesterly along the western bank of the Big Brokenstraw Creek at low water mark to the center of the State Road; thence southwesterly along the center of the State Road to the place of beginning, containing 214 acres 104 perches of land, more or less, and being a part of Tract No. 310. The land herein conveyed to include all the land lying west of the Big Brokenstraw Creek belonging to Mrs. S. D. I. Newbold in said Tract. Also, all the islands in that part of Brokenstraw Creek which lie east of the foregoing described land.

13. BEGINNING at the northwest corner of Tract No. 313; thence extending along the north line of said Tract due east 91.9 perches to the corner of land formerly of E. Jackson; thence along the same due south 135 perches to the southwest corner of said Jackson's land; thence due west 94 perches to the west line of said tract; thence along said line due north 135 perches to the place of beginning, containing 78 acres 41 perches, more or less, being the northwest corner of Tract No. 313. Being land conveyed to L. S. Clough by Dan A. Geiger and wife by deed dated October 1, 1906 and recorded in Deed Book 105, page 260.

BOOK 376 PAGE 941

14. On the north by lands formerly of Miles and Watts; on the east by the eastern line of the tract; on the south by the southern line of the tract; on the west by lands formerly of Yeager and Miles and Watts. Being 51 acres 18 perches from the southeast side of Tract No. 304, as conveyed to L. S. Clough by deed of J. V. Kinyon dated March 30, 1911 and recorded in Deed Book 114, page 397.

15. BEGINNING at the northwest corner of the whole Tract No. 314; thence south by the west line of the tract 159 rods to a post; thence east 53 rods 8 links to a post; thence north by the residue of the tract 159 rods to a post in the north line of the tract; thence west along the north line of the tract 53 rods 8 links to the place of beginning, containing 50 acres and allowance.

16. BEGINNING at the northeast corner of Jacob Wright's land at a post; thence by the same south 142.5 perches to an ash, the southwest corner of Wright's land; thence by land of H. B. Dexter east 53 perches to a post; thence by the same south 81 perches to a post in the south line of the tract; thence east 76 perches to a hemlock, the southeast corner of the tract; thence north 223.5 perches to a maple, the northeast corner of the tract; thence by Tract No. 318 west 129 perches to the place of beginning, containing 153 acres, more or less, in Tract No. 317.

17. BEGINNING at the northwest corner of the tract conveyed at a post; thence by land formerly of Sager east 50.7 perches to lands formerly of Jackson; thence by land formerly of Jackson south 201 perches to land formerly of Irvine; thence by land formerly of Irvine west 50.7 perches to a post; thence by lands formerly of Irvine and lands formerly of Yager north 201 perches to the place of beginning, containing 60 acres, more or less, being part of Tract No. 363.

Together with right of entry on and over said premises for the purpose of cutting, skidding, piling and removing said timber until April 1, 1978, on and after which date all rights hereunder shall cease and determine, and all remaining timber and trees vest without notice in the Grantor, her heirs and assigns.

This timber deed is given in fulfillment of an agreement for the sale of said timber, with appurtenant rights as therein set forth, which was dated April 1, 1968 between the parties hereto.

BOOK 376 PAGE 942

And the said grantor does hereby warrant generally the  
property hereby conveyed.

In Witness Whereof, the said grantor has hereunto set her hand and seal the day and year first above written.

**Sign'd, Sealed and Deliv'red  
in Presence of**

Marion C. Kinkead Seal.

Scal.

— Seal.

Seal

—Seal.

—Seal.

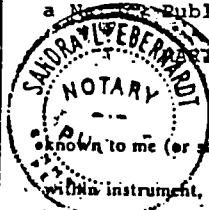
Seal

Seal.

Seal.

Commonwealth of Pennsylvania }  
County of WARREN } 115

On this, the 20<sup>th</sup> day of April, 1973, before me,



known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal,

Syed Edward  
Notary Public  
My Commission expires Jan. 8, 1976

I hereby certify that the precise residence of the within named Grantee is

Titanville, Pa.